

FARMLAND AVAILABLE

IA

BLACK HAWK COUNTY

128

ACRES M/L

BLACK HAWK COUNTY FARMLAND

Description

Offering 128 acres m/l with approximately 124.5 tillable acres carrying a CSR2 of 67.4. This farm features a high percentage of tillable land and a manure easement, allowing for strong yields and great returns.

Located just outside of Dunkerton, Iowa, in a strong farming area, this is a perfect property to add on to an existing operation or for anyone looking for a smart investment.

The farm is located along paved North Raymond Road and East Bennington Road in Section 24 of Bennington Township in Black Hawk County, Iowa.

Farm Details

ADDRESS:

East Bennington Road and North Raymond Road, Dunkerton, Iowa 50626

PRICE: \$1,064,000

PRICE PER ACRE: \$8,313

NET TAXES: \$3,500

TOTAL ACRES M/L: 128

TILLABLE ACRES M/L: 124.37

CSR2: 67.40

Directions

FROM DUNKERTON: Travel west on Dunkerton Road for two and a half miles to Raymond Road. Travel north on Raymond Road for two miles to the intersection of Bennington Road. The property is located at the southeast corner of the intersection.

PRICE \$1,064,000

PRICE PER ACRE \$8,313

128

ACRES M/L

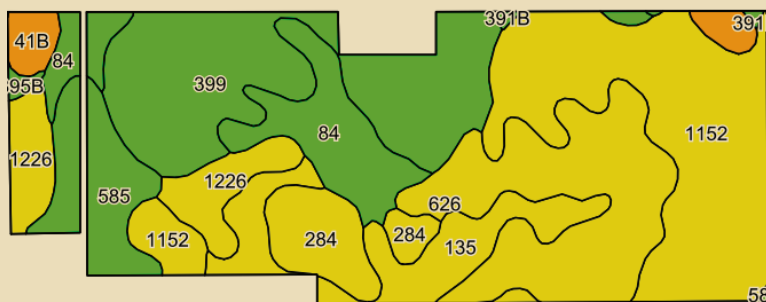


Tillable Acres

Code	Soil Description	Acres	% of Field	CSR2
1152	Marshan clay loam, 0-2% slopes	30.82	24.8%	54
399	Readlyn silt loam, 1-3% slopes	25.36	20.4%	91
626	Hayfield loam, 24-40" to sand and gravel, 0-2% slopes	20.36	16.4%	56
84	Clyde silty clay loam, 0-3% slopes	11.31	9.1%	88
135	Coland clay loam, 0-2% slopes	10.54	8.5%	65
585	Spillville-Coland complex, 0-2% slopes	8.10	6.5%	74
1226	Lawler loam, 0-2% slopes	7.66	6.2%	59
284	Flagler sandy loam, 0-2% slopes	6.69	5.4%	55
41B	Sparta loamy fine sand, 2-5% slopes	2.98	2.4%	39
395B	Marquis loam, 2-5% slopes	0.39	0.3%	91
391B	Clyde-Floyd complex, 1-4% slopes	0.29	0.2%	87

CSR2
Weighted
Average:

67.4



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CONTACT

TRAVIS SMOCK

Travis@PeoplesCompany.com
319.361.8089



2300 Swan Lake Boulevard
Suite 300
Independence, Iowa 50644
PeoplesCompany.com



FOR MORE INFORMATION:

TRAVIS SMOCK
Travis@PeoplesCompany.com
319.361.8089

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